

**TOWN OF LOS GATOS**  
**110 East Main Street, Los Gatos, CA 95032 (408) 354-6874**

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SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **SEPTEMBER 13, 2011**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

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The meeting was called to order at 9:00 a.m. by Chair Suzanne Davis.

**ATTENDANCE**

Members Present:

*Suzanne Davis, Senior Planner*

*Marni Moseley, Associate Planner*

*Wayne Hokanson, Fire Department*

*Mike Machado, Building Official*

*Trang Tu-Nguyen, Assistant Civil Engineer*

**PUBLIC HEARINGS**

**ITEM 1:**     109 Via De Tesoros Avenue  
                  Architecture and Site Application S-11-048

Requesting approval to construct a second story addition greater than 100 sq. ft. and to exceed the maximum FAR on property zoned R-1:10. APN 407-13-032.

PROPERTY OWNER: Harold and Donna Levy

APPLICANT: Lisa Conrad

PROJECT PLANNER: Marni Moseley

1.   *Chair Davis* opened the public hearing.
2.   Staff gave report on proposed project.
3.   Applicant was introduced: Lisa Conrad.
4.   Members of the public were not present.
5.   Public hearing closed.
6.   *Mike Machado* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a)   The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.
  - (b)   The following findings were made as required by Section 29.40.075 of the Town Code to exceed the Maximum FAR:
    - (1)   The design theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of:
      - a.   Any applicable landmark and historic preservation overlay zone; and
      - b.   Any applicable specific plan; and
      - c.   The adopted residential development standards; and

- (2) The lot coverage, setbacks and FAR of the proposed project is compatible with the development on surrounding lots, in that there are other residences within the immediate neighborhood that have similar exceptions.
  - (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Trang Tu-Nguyen* seconded, motion passed unanimously.
  8. Appeal rights were cited.

**ITEM 2:**     283 Shannon Oaks Lane  
                  Architecture and Site Application S-11-057

Requesting approval to modify an approved Architecture and Site Application to construct an accessory structure greater than 600 sq. ft. on property zoned HR-5:PD. APN 567-24-021.

PROPERTY OWNER/APPLICANT: Joel and Mitchie Heimlich

PROJECT PLANNER: Marni Moseley

1. *Chair Davis* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced: Joel and Mitchie Heimlich.
4. Members of the public were present:  
    Mike Ajlouny, 17311 Hicks Road  
    Michael Kokinos, 14075 Arnerich Road

*Mike Ajlouny* objected to the additional square footage being approved, which he feels is inconsistent with the PD. He stated that the accessory building will block his view of the hills if constructed in the proposed location. He would prefer to have the structure located further up on the property, in-line with the house as previously agreed on. The tree that is being saved is not significant enough to justify locating the structure as proposed.

*Michael Kokinos* commented that when the Shannon Valley Ranch development was approved, square footage was carefully evaluated and strict criteria was applied to the project. He encouraged a compromise and would like to see the neighbors work together.

*Joel Heimlich* commented that notices are sent to surrounding property owners and Mr. Kokinos lives beyond that area.

5. Public hearing closed.
6. *Trang Tu-Nguyen* moved to approve the application subject to the conditions presented with the following findings and considerations:
  - (a) The project is Categorically Exempt pursuant to Section 15301 of the State Environmental Guidelines as adopted by the Town.

- (b) The project is in compliance with applicable Hillside Development Standards & Guidelines.
- (c) As required by Section 29.20.150 of the Town Code for Architecture and Site applications the considerations were all made in reviewing this application.

7. *Marni Moseley* seconded, motion passed unanimously.

8. Appeal rights were cited.

### **OTHER BUSINESS**

**ITEM 3.**     15710 Los Gatos Boulevard  
                  Building Permit B-11-0588

Review of a reseal and restripe of the Nob Hill Shopping Center parking lot on property zoned C-1. APN 523-02-006.

APPLICANT: Pacific Sealing and Asphalt Inc.

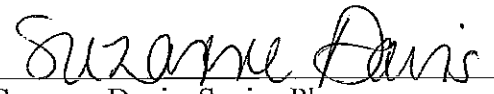
PROPERTY OWNER: Los Gatos Musich LLC

PROJECT PLANNER: Marni Moseley

The restriping plan was approved as proposed.

### **ADJOURNMENT**

Meeting adjourned at 9:30 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

  
Suzanne Davis, Senior Planner